



HOUSING & MORTGAGE FINANCE AGENCY

Jacquelyn A. Suárez | Chair • Melanie R. Walter | Executive Director

August 31, 2026

Secretary of State
125 West State Street
Trenton, NJ 08608

To Whom It May Concern:

Enclosed please find a copy of a Notice concerning the 538th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency. This Notice is sent to you pursuant to the Open Public Meetings Act N.J.S.A. 10:4-6 et. seq.

Sincerely,

Laura Shea
Chief of Legal and Regulatory Affairs

Enclosure

**NOTICE OF THE NEW JERSEY
HOUSING AND MORTGAGE FINANCE AGENCY
BOARD MEETING**

This is to notify you that the 538th Teleconference Board Meeting of the New Jersey Housing and Mortgage Finance Agency has been scheduled for **September 3 at 10:00 am.**

ANY MEMBER OF THE PUBLIC THAT WISH TO ATTEND THE MEETING VIA MICROSOFT TEAMS VIDEO CONFERENCE PLEASE GO TO THE NJHMFA WEBSITE AT <https://www.njhousing.gov/dca/hmfa/about/boardinfo/agendas/index.shtml>

ANY MEMBER OF THE PUBLIC WHO WISHES TO ATTEND THE MEETING VIA TELECONFERENCE PLEASE FOLLOW THE INSTRUCTIONS PROVIDED BELOW.

Teleconference (audio only)

[+1 609-594-5424,684050962#](tel:+16095945424684050962#)

Phone Conference ID: 684 050 962#

THE PUBLIC PARTICIPANTS WHO WISH TO PROVIDE PUBLIC COMMENT WILL BE REQUIRED TO IDENTIFY THEMSELVES PRIOR TO SPEAKING FOR PURPOSES OF ACCURATE MEETING MINUTES.

Attached hereto is an Agenda for this meeting to the extent known at this date, and it is anticipated that formal actions will be taken by the Agency regarding the items

**-AGENDA-
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
538th BOARD MEETING
September 3, 2026
637 South Clinton Avenue
Trenton, NJ 08650-2085**

PUBLIC SESSION

NOTICE OF PUBLIC MEETING

ROLL CALL

1. APPROVAL OF MINUTES

1a. Approval of the Public Session Minutes of the July 23, 2026 Teleconference Meeting of the HMFA Board

2. SINGLE FAMILY

2a. Approval of Amendments to the Participating Lenders Guide

b. Approval of Amendments to the Foreclosure Mediation Assistance Program (FMAP) Guidelines

c. Authorization to Execute Freddie Mac Form 988SF-HFA / Freddie Mac Certificate of Incumbency

3. MULTIFAMILY

3a. Approval of Revisions to the Multifamily Underwriting Guidelines and Financing Policy

- b. Approval of Revisions to the Multifamily Conduit Bond Guidelines

4. SPECIAL NEEDS

- 4a. HMFA #08109- Browertown Pillar Supportive Housing - *Location: Woodland Park, Passaic County, Developer: Nouvelle, LLC* - Approval of a Mortgage Financing Commitment

5. MULTIFAMILY –FOUR PERCENT TAX CREDIT – DECLARATION OF INTENT

- 5a. HMFA #08102 – Richmond Towers Apartments - *Location: Plainfield, Union County, Developer: Winn Development Company LP* -Approval of a Declaration of Intent
- b. HMFA #08106 - Camden Heights – *Location: Camden City, Camden County, Developer: Thrive Communities LLC* - Declaration of Intent
- c. HMFA #08142 – Rohrer Towers II - *Location: Haddonfield, Camden County, Developer: Standard Acq Rehab LLC* – Approval of a Declaration of Intent

6. MULTIFAMILY –FOUR PERCENT TAX CREDIT

- 6a. HMFA #08034 –Choice Junior One – *Location: Trenton, Mercer County, Developer: Housing Authority of the City of Trenton and PRC Group, LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #07980 — Nicholas Angelo DiLella Senior Housing - *Location: Greenwich Township, Gloucester County, Developer: VOADV Property, Inc* - Approval of a Mortgage Financing Commitment
- c. HMFA #07938 — Parkside Place One and Two - *Location: Camden, Camden County, Developer: Parkside Development, LLC* - Approval of a Mortgage Financing Recommitment

7. MULTIFAMILY –NINE PERCENT TAX CREDIT

- 7a. HMFA #08029 –Springfield Gateway – *Location: Irvington, Essex County, Developer: Foya Development Group LLC* - Approval of a Mortgage Financing Commitment
- b. HMFA #07791 –The Crossings at Brick Church Station – *Location: East Orange, Essex County, Developer: Triangle Equities Development Company LLC.* - Approval of a Mortgage Recommitment

8. SPECIAL PROGRAMS

- 8a. FIP #037 – 4 Heather Place – Approval of a Financing Commitment from the Foreclosure Intervention Program
- b. FIP #038 – 22 N 30th Street - Approval of a Financing Commitment from the Foreclosure Intervention Program

9. REGULATORY AFFAIRS

- 9a. Robin and Jose Salado; Denial of Application for ERMA Loan; Determination as a Contested Case and Transmittal to OAL

10. CAPITAL MARKETS

10a. Approval of the Multifamily Pooled Bond Issuance

11. ADJOURNMENT

Note: If an Executive Session is necessary, NJHMFA will announce when entering into Executive